



**AGENDA  
REGULAR MEETING  
CITY OF BAYONNE  
ZONING BOARD OF ADJUSTMENT  
CITY COUNCIL CHAMBERS  
630 AVENUE C  
BAYONNE, NJ 07002  
MONDAY, FEBRUARY 27, 2023  
6:00 P.M.**



Clifford J. Adams (Chairman), Nicholas DiLullo (Vice-Chairman), Louis Lombardi (Secretary)  
Commissioners: Joseph Pineiro, Arrigo De Ros, Jr., Cindi Sisk-Galvin, Susan Contey  
Joseph McCourt (Alternate #1), Edward Lubach, Jr. (Alternate #2)  
Thomas Frain (Alternate #3) and Islam Elgarhi (Alternate #4)  
Richard N. Campisano, Esq., Board Counsel  
Alicia Losonczy, Planning/Zoning Board of Adjustment Administrator  
Robert Russo, P.E., City Engineer's Office  
James Clavelli, AICP, PIT, Consulting City Planner

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|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>I.</b>    | Meeting Called to order – roll call                                                                                                                                                                                                                                                                                                                                       |
| <b>II.</b>   | Pledge of Allegiance to the Flag                                                                                                                                                                                                                                                                                                                                          |
| <b>III.</b>  | Statement with regard to the Open Public Meetings Act / Sunshine Law                                                                                                                                                                                                                                                                                                      |
| <b>IV.</b>   | <b><u>Adoption of minutes:</u></b><br>Regular meeting held on January 23, 2023                                                                                                                                                                                                                                                                                            |
| <b>V.</b>    | <b><u>Communications:</u></b>                                                                                                                                                                                                                                                                                                                                             |
| <b>VI.</b>   | <b><u>Public Hearing:</u></b><br><b>Z-22-015 – KAMAL GIRGIS – SITE: 46 WEST 21<sup>ST</sup> STREET; Block 216, Lot 32</b><br><i>[The applicant is seeking preliminary and final major site plan approval, use and bulk variance relief to convert the existing two-family residence into a four-family residence.]</i><br><i>Paul Weeks, Esq., attorney for applicant</i> |
| <b>VII.</b>  | <b><u>Adoption of Resolutions:</u></b><br>•                                                                                                                                                                                                                                                                                                                               |
| <b>VIII.</b> | <b><u>Executive Session: (as needed)</u></b><br>As needed to discuss litigation, personnel or other matters.                                                                                                                                                                                                                                                              |

cc: All members  
Madelene Medina, City Clerk  
Robert Geisler, Police Chief  
Keith Weaver, Fire Chief  
Gary LaPelusa, Council President  
Susan Bischoff, C.S.R.

Robert Russo, P.E., Consulting City Engineer  
James Clavelli, AICP, PIT, Consulting City Planner  
Tracey Tuohy, Zoning Officer  
Joseph Benkert, Construction Official  
Joseph Coughlin, Fire Sub-Code Official  
BAY-TV

Suzanne Mack, P.P., City Planner  
Robert Zawistowski, B.E.C.  
Maureen Pona  
Jersey Journal  
Star Ledger